

# ZONING

## 225 Attachment 1

### Wicomico County

#### Table of Permitted Uses Part I

#### Resource Conservation and Residential Districts

[Amended 2-5-2013 by Bill No. 2012-17; 4-18-2023 by Bill No. 2023-03; 1-9-2025 by Bill No. 2024-13]

**KEY:**

P = Permitted

SE = Special exception by the Board of Appeals

SPC = Special exception by the Planning Commission

Use Description	Zoning District							
	A-1	V-C	R-8	R-15	R-20	REC	R-30	TT
<b>Agricultural:</b>								
Adaptive reuse of agriculture buildings for lease storage	SE	SE						SE
Agricultural equipment sales	SE	SE						SE
Agricultural operations, farming (See § 225-76.):								
Agricultural uses (less than 5 acres)	SE	SE	SE	SE	SE		SE	SE
Agricultural uses (5 acres to less than 20 acres)	P	P	P	P	P		P	P
Agricultural uses (20 acres or more)	P	P	P	P	P		P	P
Farm labor accommodations, seasonal	SE							SE
Farmers' markets (See § 225-92.)	SE	SE						SE
Farm-related business (See § 225-91.)	SE	SE						SE
Feedlot (See § 225-74 for bulk regulations.)	SE							
Fisheries	P	P						
Forestry	P	P	P	P	P	P	P	P
Game preserves	P							
Grain mills and feed supply	SE							
Hatchery	SE							
Hunting camp	SE							
Kennel, commercial (See § 225-99.)	SE	SE						
Livestock market (See § 225-101.)	SE							

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Use Description	Zoning District							
	A-1	V-C	R-8	R-15	R-20	REC	R-30	TT
Nursery, commercial (See § 225-104.)	SE	SE						SE
Roadside stand	P	P	P	P	P	P	P	P
Sand, gravel or clay excavations (See borrow pit.) (See § 225-111.)	SE							
Sawmill (See § 225-112.):								
Less than 6 months	P							
6 months or greater	SE							
Stables, commercial	P	P						
Wayside stand (See § 225-118.)	P	P	SE	SE	SE		SE	SE
<b>Commercial Service:</b>								
Barbershop, beauty salon, nail salon	SE	SE						
Office buildings and offices		SE				SE		
Veterinary clinic	SE	SE						
Neighborhood commercial		SE						
Convenience mini-market (with or without fuel)		SE						
Small contracting business	SE	SE						SE
Studios		SE						
<b>Emergency Services:</b>								
Fire station/rescue with assembly hall	P	P	P	P	P	P	P	P
Fire stations/rescue without assembly hall	P	P	P	P	P	P	P	P
Rescue squad, ambulance service (private)	SE	SE	SE	SE	SE	SE	SE	SE
<b>Institutional:</b>								
Cemeteries (See § 225-83.):								
Cemeteries not affiliated with a place of religious assembly	SE	SE						SE
Family burial ground	SE	SE						SE
Libraries, museums	P	P	P			SE		P
Medical clinic (See § 225-103.1)			SPC					
Places of religious assembly (See § 225-105.)	P	P	SE	SE	SE	SE	SE	P
Private clubs	SE	SE	SE			SE		SE
Schools:								
Nursery	SE	SE	SE	SE	SE		SE	SE
Of general instruction (See § 225-114.)	SE	SE	SE	SE	SE		SE	SE
Of special instruction	P	P						P

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<b>Miscellaneous Use:</b>								
Temporary mobile offices or travel trailers	SE	SE	SE					SE
<b>Public and Semipublic Facilities:</b>								
Airport privately owned and managed (See § 225-77.)	SE							
Transportation:								
Bus depot, including Wicomico transit	P	P	P	P	P	SE	P	P
Park-and-ride facilities	SE	SE						
Train station	SE	SE						
<b>Recreation, Amusement, Entertainment:</b>								
Athletic fields	SE	SE	SE					SE
Campgrounds, recreational vehicle parks (See § 225-81.)	SE	SE						
Golf courses (See § 225-94.):								
As part of a residential subdivision	SPC	SPC	SPC	SPC	SPC		SPC	SPC
Separate from a residential subdivision	SE	SE	SE	SE	SE		SE	SE
Golf driving range, not part of a golf course	SE							
Marinas:								
Commercial	SPC	SPC						
Recreational	SPC	SPC						
Outdoor community events	P	P						
Privately owned facilities, as part of a residential development	SE	SE	SE	SE	SE		SE	SE
Privately owned outdoor recreational facilities not constructed as part of a residential development	SE	SE	SE	SE	SE		SE	SE
Rifle and pistol range, war games, archery ranges (See § 225-109.)	SE							
<b>Residential:</b>								
Bed-and-breakfast	SE	SE	SE	SE	SE		SE	SE
Country inn	SE	SE						
Day care (See § 225-82.)								
Center	SE	SE	SE	SE	SE			SE
Elderly	SE	SE	SE	SE	SE			SE
Family	P	P	P	P	P		P	P
Dwellings:								
Single-family detached	P	P	P	P	P	SE	P	P

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	A-1	V-C	R-8	R-15	R-20	REC	R-30	TT
Manufactured home - double-wide (See § 225-87.)	P	P						SE
Manufactured home - single-wide (See § 225-88.)	SE	SE						
Modular home	P	P	P	P	P	SE	P	P
Tenant house (See § 225-89.)	P							
Two-family	SE	SE	SE	SE	SPC			SPC
Accessory apartment (See § 225-60.)	SE	SE	SE	SE	SE		SE	SE
Apartments (See § 225-78.)			SPC	SPC	SPC			SPC
Townhouse (See § 225-90.)		SPC	SPC	SPC	SPC			SPC
Hardship	SE	SE						SE
Emergency housing	P	P	P	P	P	SE	P	P
Dwelling unit with a commercial/business/office building in an approved PUD		SE	SE	SE				SE
Group homes	P	P	P	P	P	SE	P	P
Group home, more than 8 persons	SE	SE	SE	SE	SE	SE	SE	SE
Group home, youth	SE	SE	SE	SE	SE	SE	SE	SE
Guest rooms	P		P	P			P	
Home-based business (See § 225-97.)								
Type I home-based business	P	P	P	P	P	SE	P	P
Type II home-based business	SE	SE	SE	SE	SE	SE	SE	SE
Type III home-based business	SE	SE						
Manufactured home park (See § 225-102.)	SPC	SPC						
Mobile office, temporary with an approved construction or development project	P	P	P	P	P	SE	P	P
Rehabilitative housing (See § 225-107.)	SE	SE	SE					SE
<b>Utilities:</b>								
Privately owned and operated utility	SE	SE	SE	SE	SE	SE	SE	SE
Public utilities								
Public utilities as defined in §§ 225-3 and 225-66	P	P	P	P	P	P	P	P
Relay stations, storage stations, electric substations, utility operation centers, and overhead electric power transmission lines of greater than 69,000 kv	SE	SE	SE	SE	SE	SE	SE	SE
Solar, accessory	P	P	P	P	P	P	P	P
Solar, minor	SE	SE						SE

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Solar, utility	P	P						P
Wireless telecommunication facilities (§ 225-119.)	SE							